

CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE

Public Benefits Analysis Qualified Residential Rental Project Pool 2002 Summary

State and local governmental agencies and joint powers authorities can issue tax-exempt housing revenue bonds. These bonds assist developers of multifamily rental housing units to acquire land, construct new units or purchase and rehabilitate existing units. The tax-exempt bonds lower the interest rate paid by the developers. These developers produce market rate and affordable rental housing for low and very low-income households by reducing rental rates to these individuals and families.

The California Debt Limit Allocation Committee is responsible for administering California's annual tax-exempt private activity bond program, known as "the annual State ceiling". For calendar year 2002, California's State ceiling is \$2.587 billion. Each year the Committee divides the annual State ceiling among several bond programs, known as "Program Pools", including the Qualified Residential Rental Project (QRRP) Pool. For calendar year 2002, the Committee reserved approximately 51.9%, or \$1.343 billion of the State ceiling for the QRRP Pool. The \$1.343 billion of bond authority was allocated in three allocation rounds and to three sub-pools i.e., General Pool (Projects having 50.1% or more of its total units designated as Restricted Rental Units); Mixed Income Pool (Projects having 50% or fewer of its total units designated as Restricted Rental Units); and the Rural Project Pool (Projects located in a rural area defined by California Health and Safety Code Section 50199.21 but shall not include a Mixed Income Project).

The Committee awarded a total of \$1,331,254,754 in 2002. Of this amount, \$711,971,935 was allocated to the General Pool, \$583,007,023 was allocated to the Mixed Income Pool and \$36,275,796 was allocated to the Rural Project Pool. These allocations financed 13,943 total units, of which 10,136 were Restricted Rental Units. Restricted Rental Units are units within a Project that are restricted to households earning 60% or less of the Applicable Median Family Income. Of the 10,136 Restricted Rental Units, 4,176 will be restricted to very low income households with incomes at or below 50% of the area median income and 5,960 units will be restricted to low income households with incomes at or below 60% of the area median income. Of the total 13,943 units financed with the allocation, 11,181 will be new construction units, 4,116 will be senior citizen units, 1,658 will be large family (3-4 bedroom) units and 118 will be special needs units designed for handicapped, Alzheimer, AIDS and other residents with distinctive needs. In addition, this allocation will preserve 332 income and rent restricted units that were at-risk of losing affordability restrictions.

SUMMARY OF PROJECTS

Total # of Projects	# of New Constr. Projects	# of Acq. & Rehab. Projects	# of Family Projects	# of Senior Citizen Projects
111	83	28	78	33
% of Total:	75.4%	25.2%	70%	30%

SUMMARY OF UNITS

Total # of Units	# of New Constr. Units	# of Acq. & Rehab. Units	# of Restricted Units	Units @ 50%	Units @ 60%	# of At-Risk Units	# of Special Need Units	Market Rate Units	# of Large Family Units	# of Senior Citizen Units
13,943	11,181	2,762	10,136	4,176	5,960	332	118	3,807	1,658	4,116
% of Total:	80.2%	19.8%	72.7%	30%	42.7%	2.4%	.8%	27.3%	11.9%	29.5%

SUMMARY OF POOL CATEGORIES

Pool Type	Total # of Projects	Total # of Units	# of Restricted Units	Units @ 50%	Units @ 60%	Market Rate Units	# of Large Family Units	# of New Constr. Projects	# of New Constr. Units	# of Acq. & Rehab. Projects	# of Acq. & Rehab. Units	At-Risk Units	# of Family Projects	# of Senior Citizen Projects	# of Senior Citizen Units	# of Special Needs Units
GENERAL	77	8,956	8,455	3,077	5,378	501	1,155	54	6,671	24	2,285	222	46	30	3,480	118
MIXED INCOME	25	4,341	1,035	867	168	3,306	375	23	4,021	2	320	0	22	3	556	0
RURAL	9	646	646	232	414	0	128	6	489	2	157	110	10	0	80	0
Totals:	111	13,943	10,136	4,176	5,960	3,807	1,658	83	11,181	28	2,762	332	78	33	4,116	118